



2 ELM VILLA, LAUNDRY LANE, INGLETON

£295,000





2 ELM VILLA, LAUNDRY LANE, INGLETON, CARNFORTH, LA6 3BY

Three bedroomed stone built semi-detached house located approximately a quarter of a mile from the centre of the village. Offering well maintained and presented accommodation laid over two floors with majority upvc double glazed windows and gas fired central heating.

Decorated to a good standard throughout, with many features evident, plus modern kitchen with appliances and recently refurbished shower room.

Good sized family house in a convenient position, well worthy of internal inspection to fully appreciate the size layout and condition. Small fore-garden, unrestricted street parking, pleasant enclosed rear yard area and detached garage/workshop.

Ingleton is a popular village set at the edge of the Yorkshire Dales National Park under the famous peak Ingleborough.

The village has local amenities including independent shops, public houses, cafes, doctors' surgery, primary school, community centre and outdoor swimming pool.

Within the catchment area for QES at Kirkby Lonsdale, situated approximately 20 miles from Kendal, 15 miles from Lancaster, 10 miles from Settle.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, WC.

First Floor:

Landing, 3 Bedrooms, House Bathroom.

Outside

Fore-Garden, Enclosed Rear Yard, Garage.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Part Glazed external entrance door, porch area, glazed inner door, staircase to the first floor, radiator.





Lounge:

11'10" x 12'0" (3.65 x 3.67)

Double glazed wood bay window, open fire grate within feature fireplace, with wood fire surround and tiled inset/hearth, radiator, picture rail, corniced ceiling.



Dining Room:

12'10" x 12'7" (3.91 x 3.83)

With 2 upvc double glazed windows, flame effect gas fire within wood fire surround, space for table, under stairs store cupboard, radiator, picture rail, corniced ceiling.



Kitchen:

13'6" x 8'10" (4.16 x 2.69)

Range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer tap, electric /gas cooker with extractor hood over, vertical radiator, slimline dishwasher, external entrance door, 2 upvc double glazed windows.





Utility Room:

7'7" x 5'2" (2.32 x 1.88)

Base units with complementary worksurfaces, stainless steel sink with mixer taps, external entrance door, upvc double glazed window.



WC:

With WC, plumbing for washing machine, wall cupboards, single glazed window, gas fired central heating boiler.

FIRST FLOOR:

Landing:

Spacious landing with access to 3 bedrooms and shower room, loft access with ladder to boarded loft space, radiator, panelled internal doors, ornate balustrade.

Bedroom 1: Front

11'8" x 15'10" (3.56 x 4.83)

Large double bedroom, with upvc double glazed window, radiator, built in wardrobes, cast iron fireplace, picture rail, coved ceiling.



Bedroom 2:

12'8" x 10'1" (3.87 x 3.07)

Small double bedroom, upvc double glazed window, coved ceiling, radiator,



Bedroom 3:

7'10" x 9'0" (2.40 x 2.74)

Small double bedroom, with upvc double glazed window, radiator.



Shower Room:

8'0" x 5'9" (2.46 x 1.78)

Recently refurbished with shower enclosure with shower off the system, vanity wash hand basin, WC with hidden cistern, radiator, upvc double glazed window.



OUTSIDE:

Fore-garden to the front of the property, enclosed rear yard/patio area with side access. Detached garage with up/over door, located on Laundry Lane.



Directions:

Enter Ingleton Village on the A65 from Settle, take the first turning on to Laundry Lane, and 2 Elm Villa is on the right-hand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

**Services:**

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

2 Elm Villa Ingleton CARNFORTH LA6 3BY		Energy rating E
Valid until 1 July 2030	Certificate number 0228-7097-7233-7200-7264	

Property type Semi-detached house

Total floor area 105 square metres



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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